

MATTHEW W. LIPSCOMB, ET UX, GRANTORS

TO

WARRANTY DEED

RICHARD C. HACKETT, ET UX, GRANTEES

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor, MATTHEW W. LIPSCOMB and Wife, DORIS F. LIPSCOMB, hereby sell, convey, and warrant unto the Grantees, RICHARD C. HACKETT and Wife, KATHLEEN A. HACKETT, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land in DeSoto County, Mississippi, being more particularly described as follows:

Part of the land conveyed to Matthew W. Lipscomb by Trustee's Deed of record in Deed Book 241, Page 71, in the Office of the Chancery Clerk's Office at Hernando, Mississippi and being located in the East half of Section 19, Township 2 South, Range 8 West. Beginning at a point in the South line of Sportsman Drive (50 feet wide) a distance of 2,381.73 feet Westwardly as measured along the South line of Sportsman Drive from its tangent intersection with the West line of Fogg Road (80 feet wide), said point of beginning being the Northwest corner of a 21.143 acre tract conveyed to William Hackett; thence South 7 degrees, 54 minutes West, along the West line of said Hackett 21.143 acre tract 582.83 feet to an iron pin; thence continuing South 21 degrees, 19 minutes West, along the West line of said 21.143 acre tract 433.00 feet to the center of a 12 inch diameter Elm tree corner; thence South 0 degrees, 38 minutes East, along the West line of said 21.143 acre tract 746.46 feet to an iron pin in an old fence line, the North line of the Pounders property; thence South 87 degrees, 24 minutes West along said old fence line 278.70 feet to an iron pin said point being 75 feet East of the one-half Section Line of said Section 19; thence North 4 degrees, 25 minutes, 50 seconds West, along a line which is parallel with the said one-half Section line 400.00 feet to an iron pin; thence South 87 degrees, 24 minutes West 75.00 feet to an iron pin in the one-half Section line; thence North 4 degrees, 25 minutes, 50 seconds West along the one-half Section line 730.28 feet to an iron pin at a cross tie post; thence North 5 degrees, 35 minutes West along an old fence line, same being the half section line of Section 19 a distance of 790.12 feet to an iron pin corner; thence North 68 degrees, 48 minutes East, 110.40 feet to an iron pin; thence North 56 degrees, 04 minutes East 160.80 feet to an iron pin in the Southwesterly line of Sportsman Drive; thence South 61 degrees, 05 minutes East along said line of Sportsman Drive 582.14 feet to the Point of Beginning and containing an area of 22.10 acres.

By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect in DeSoto County, Mississippi and rights of way and easements for public roads,

flowage, and utilities. Taxes for the year 1992 shall be estimated and prorated at closing and paid by the Grantees when due. Possession is to be given upon delivery of this Deed.

EXECUTED this the 1<sup>st</sup> day of June, 1992.

Matthew W. Lipscomb  
MATTHEW W. LIPSCOMB

Doris F. Lipscomb  
DORIS F. LIPSCOMB

STATE OF TENNESSEE  
COUNTY OF SHELBY

This day personally appeared before me, the undersigned authority in and for said County and State, the within named MATTHEW W. LIPSCOMB and Wife, DORIS F. LIPSCOMB who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and year therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 1<sup>st</sup> day of June, 1992.

Justin D. Ott  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

June 2, 1992

GRANTOR'S ADDRESS: 651 South Cooper St., Memphis, TN 38104  
Home #: (61) 781-0425 Bus #: (901) 278-0772

GRANTEES' ADDRESS: 1414 Lowden Pl. Memphis TN 38  
Home #: (901) 278-0772 Bus #: 1 N/A

jlipscomb.wd09

STATE MS.-DESOTO CO. BC  
FILED

JUN 26 10 15 AM '92

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W.E. DAVIS CH.CLK.